



Connells

Kirkstall Avenue
Stafford

Kirkstall Avenue
Stafford ST17 9FW

for sale offers in the region of
£120,000



Property Description

70% SHARED OWNERSHIP - NO RENT PAYABLE.

CONNELLS ESTATE AGENTS are pleased to present for sale this two bedroom end-terraced home within easy access to the thriving market town of Stafford which benefits from a range of high street shops, amenities and leisure facilities along with excellent commuter links including the main line intercity train station with routes extending between Manchester, Birmingham and London Euston. Junction 13 of the M6 motorway is situated approximately 1 1/2 miles away offering extended links both locally and nationally. The area also provides easy access to a range of local schools most noteworthy of which are Blessed William Howard High School along with St Paul's and St Austins Primary Schools.

The property briefly comprises of an Entrance Hallway, Lounge and Kitchen/Diner all located on the ground floor, with stairs leading to first floor landing, Two Bedrooms and Family Bathroom.

Externally to the front there is a lawned area with private driveway, with the rear garden offering a lawn, patio and raised decking area.

Internally

Entrance Hallway

Having front door access and radiator.

Lounge

14' 1" x 12' 8" (4.29m x 3.86m)

Having double glazed window to front and radiator.

Kitchen/ Diner

12' 7" x 9' 1" (3.84m x 2.77m)

Having double glazed window to rear and door to rear, this fitted kitchen offers a range of wall and base units incorporating work surfaces over, one and half bowl sink and drainer, space and plumbing for appliances and tiled splashback.

First Floor Landing

Having stairs leading from entrance hallway, loft access and storage cupboard.

Bedroom One

9' 8" x 9' 8" (2.95m x 2.95m)

Having double glazed window to front and radiator.

Bedroom Two

12' 8" x 7' 2" (3.86m x 2.18m)

Having double glazed window to rear and radiator.

Bathroom

Having double glazed window to side, W.C, wash hand basin, bath with electric waterfall shower, tiled splashback and radiator.

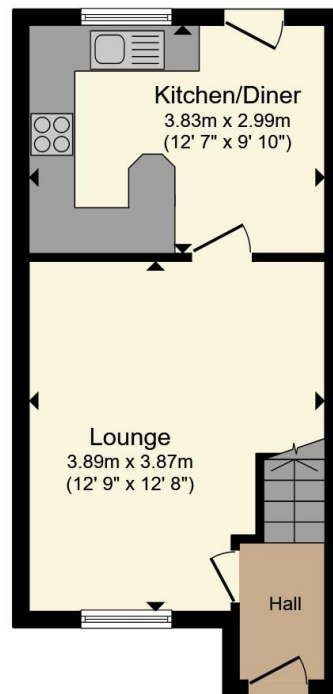
Externally

Externally to the front there is a lawned area with private driveway, with the rear garden offering a lawn, patio and raised decking area.

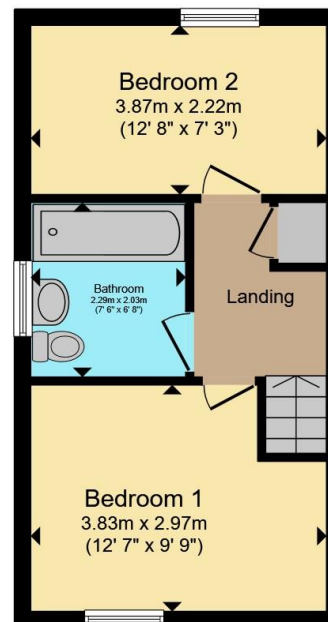








Ground Floor



First Floor

Total floor area 60.4 m² (651 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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Unit 3C, Salter Street
STAFFORD ST16 2JU

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/STD107658



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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